

STANDARDIZED OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE
PURSUANT TO REAL PROPERTY LAW §442-H

FERN HOMES LLC (the “Broker”) is making this Standardized Operating Procedure available on any publicly available website and mobile device application maintained by the Broker and any of its licensees and teams. Broker has copies of these Standardized Operating Procedures available to the public upon request at Broker’s office location.

Effective Date: October 13, 2025

Fern Homes LLC requires the following from prospective homebuyers:

1. Identification from a prospective homebuyer is required *: **NO**
2. An exclusive buyer-broker agreement is required: **NO**
3. Pre-approval / proof of funds is required : **YES, required prior to showing properties**

*Although the Broker may not require such information, a seller of real estate may require this information prior to showing the property and/or as part of any purchase offer.

Acknowledgement of Broker

Broker:

By:  Signed by:
581702071290484 10/21/2025
Name: Jody Desnoyers
Title: Principal Broker

State of New York
Count of Albany